

TLM0129R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: TERRENCE L. HAMMER AND CAMILLA A. HAMMER

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 485 29 ROAD,
GRAND JUNCTION

PARCEL NO.: 2943-181-00-065

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

2001102 06/15/01 1127AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

Terence L. Hammer and Camilla A. Hammer, Grantors, for and in consideration of the sum of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast corner of the Northeast 1/4 (NE 1/4) of said Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the NE 1/4 of said Section 18 to bear S 00°12'24" E with all bearings contained herein being relative thereto; thence S 00°12'24" E along the east line of the NE 1/4 of said Section 18 a distance of 878.00 feet; thence leaving the east line of the NE 1/4 of said Section 18, N 89°48'55" W a distance of 9.80 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°00'21" W along the west line of the open, used and historical right-of-way for 29 Road a distance of 122.13 feet;
thence leaving the west line of the open, used and historical right-of-way for 29 Road, N 88°49'44" W a distance of 1.96 feet;
thence N 02°40'34" W a distance of 122.25 feet;
thence S 89°48'55" E a distance of 7.67 feet to the Point of Beginning,

containing 587.91 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 31 day of May, 2001.

Terence L. Hammer
Terence L. Hammer

Camilla A. Hammer
Camilla A. Hammer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 31 day of May, 2001, by Terence L. Hammer and Camilla A. Hammer.

My commission expires 4-21-04.
Witness my hand and official seal.

Kathy Valdez
Notary Public

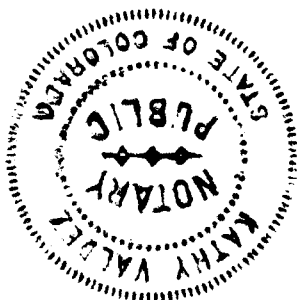
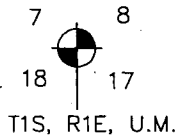


EXHIBIT "A"

2943-181-00-093

WEST R.O.W. LINE



S89°48'55"E
9.80'
S89°48'55"E
7.67'

878.00'
S00°12'24"E

PROPOSED ASPHALT

2943-181-00-065
485 29 ROAD
TERENCE L. & CAMILLA A. HAMMER
RIGHT OF WAY BY USE AREA = 1225.44 SQ.FT.
RIGHT OF WAY AREA = 587.91 SQ.FT.

122.25'

R.O.W.

RIGHT OF WAY BY RIGHT OF USE

3,12,00,00N

122.31'

S00°12'24"E

122.25'

29 ROAD

N02°40'34"W

EAST R.O.W. LINE

N88°49'44"W
1.96'

N88°49'44"W
10.26'

EXISTING EDGE OF ASPHALT

SECTION 17
SECTION 18

EXISTING EDGE OF ASPHALT



DRAWN BY: SRP
DATE: 2-29-2000
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: 29ROAD8.DWG

RIGHT-OF-WAY DESCRIPTION MAP

29 ROAD - 170B TO BUNTING AVENUE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION